



City of Milwaukee

P.O. Box 324
Milwaukee, WI
53201-0324

Meeting Minutes

TRAVAUX INC. BOARD OF DIRECTORS

*Antonio M. Perez, President, Willie L. Hines, Jr., Acting
President, James A. Bohl, Jr., Grady L. Crosby, Daniel
McCarthy, Mark Wagner, Eugene R. Guskowski, Ald. Khalif
Rainey, Atty. Kimberly Hurtado, Eugene Manzanet, and Joan
Zepecki*

Thursday, August 12, 2021

3:00 PM

Convent Hill Community Room,
1st Floor, 455 E. Ogden

Virtual Call-in: (646)-749-3129 / Access Code: 168-770-693#

To view the meeting materials electronically, please go to: <https://milwaukee.legistar.com/MeetingDetail.aspx?ID=885659&GUID=BC3666C9-2178-45B8-A6B2-BFA25E3A3F83&Options=info&Search=>

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Call to Order

Meeting called to order at 3:00 p.m.

Roll Call

Present: 9 - McCarthy, Wagner, Hines, Jr., Manzanet, Crosby, Bohl, Hurtado, Guskowski, Zepecki

Excused: 2 - Perez, Rainey

1. [T199](#) Approval of the minutes of the regular meeting held on July 15, 2021

Sponsors: THE CHAIR

Attachments: [Travaux Minutes for 7-15-21.pdf](#)

A motion was made by Willie Hines, Jr., seconded by James A. Bohl, that this Motion be APPROVED. This motion PREVAILED by the following vote:

Aye 9 - McCarthy Wagner Hines, Jr. Manzanet Crosby Bohl Hurtado Guskowski
Zepecki

No 0

Excused 2 - Perez Rainey

2. [T200](#) Motion accepting the appointment of Willie Hines, Jr. as Acting Director and Acting President of Travaux, Inc.

Sponsors: THE CHAIR

Willie L. Hines, Jr., Travaux's Acting President, thanked the Travaux, Inc. Board of Directors for their acceptance and the confidence they have demonstrated in his ability to serve.

A motion was made by Eugene Manzanet, seconded by Kimberly Hurtado, that this Motion be APPROVED. This motion PREVAILED by the following vote:

Aye 8 - McCarthy Wagner Manzanet Crosby Bohl Hurtado Guskowski Zepecki

No 0

Excused 2 - Perez Rainey

Abstain 1 - Hines, Jr.

3. [T201](#) Update of Travaux, Inc.'s Property Management Operation

Sponsors: THE CHAIR

Willie L. Hines, Jr., Travaux's Acting President, stated that as the HACM Board explored its property management operations, it decided at this time that it would be best for HACM itself to provide the property management services for all its properties and is not looking to expand its current agreement with Travaux, Inc. President Hines stated there is no ask from the Travaux Board at this time, however the Board will continue to be informed of any new developments. Fernando Aniban, HACM's Chief Financial Officer, continued that HACM decided to manage its own properties and will revisit the property management agreement with Travaux, Inc., in the future. Mr. Aniban explained that employees will be hired under Travaux, Inc., but the management oversight will be under the Housing Authority. Director Manzanet asked about Travaux's property management role with HACM in the future. Kaylin Nuss, HACM's Director of Asset Management stated that a new strategic plan is being developed soon.

4. [T202](#) Report from the President

Sponsors: THE CHAIR

Willie L. Hines, Jr., thanked the Board for their time and expertise on the items brought before them. Mr. Hines stated he wanted to bring back to the table the Caroline project, asking the Development and Construction Committee to examine the project and make suggestions on how to move forward with the development. Director McCarthy spoke on behalf of the Committee and is looking forward to those conversations. Director Manzanet asked about what role Travaux or HACM will have in asset and property management for the new project. President Hines explained that those conversations will be revisited once those elements are brought to the forefront. Director McCarthy explained that the purpose of the committee is both to advise and support the staff, and to present information to the Board in a concise and transparent manner.

Adjournment

There being no further business, Director Manzanet made a motion to adjourn the meeting at 3:49 p.m. Director Zepecki seconded the motion. There being no objections, the motion carried.

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